

# STATE NURSING HOME GRANT COSTING GUIDE

Use Only For Strategic Planning Purposes

Date Prepared: May 23, 2006

Date of the Boeckh Index: Jan - Feb 2006.

STATE CAPITAL	BOECKH INDEX	CONSTRUCTION UNIT COST		REMARKS
		NEW \$/GSF	RENOVATION \$/GSF	
Montgomery, AL	1,878.7	\$143	\$110	
Juneau, AK	3,352.3	\$256	\$196	
Phoenix, AZ	2,086.5	\$159	\$122	1. Gross Square Feet - The total building area as as measured from the outside face of the exterior walls.
Little Rock, AR	1,818.2	\$139	\$106	
Sacramento, CA	2,922.7	\$223	\$171	
Denver, CO	2,197.0	\$168	\$128	
Hartford, CT	2,743.7	\$209	\$160	
Washington, DC	2,208.0	\$169	\$129	2. Gross square foot unit costs are for Building Only, represent bid costs as if bid on Nov-Dec 2005 and DO NOT include: Sitework costs, pre-design allowances, escalation to construction contract award, A/E fees, movable equipment nor construction contingencies.
Dover, DE	2,462.4	\$188	\$144	
Tallahassee, FL	1,968.7	\$150	\$115	
Atlanta, GA	1,955.9	\$149	\$114	
Honolulu, HI	3,239.5	\$247	\$189	
Boise, ID	2,189.0	\$167	\$128	
Springfield, IL	2,556.5	\$195	\$149	
Indianapolis, IN	2,484.4	\$190	\$145	
Des Moines, IA	2,215.4	\$169	\$129	
Topeka, KS	2,030.5	\$155	\$119	3. \$/GSF are construction unit costs at each State's capital location and are at the appropriate Boeckh Index as of Jan-Feb 2006. The \$/GSF Unit Cost can and will vary depending on the depending on actual location within the State, local economy, and the particulars of the site.
Frankford, KY	2,055.9	\$157	\$120	
Baton Rouge, LA	1,826.0	\$139	\$107	
Augusta, ME	2,156.7	\$165	\$126	
Annapolis, MD	2,156.0	\$165	\$126	
Boston MA	2,988.0	\$228	\$174	
Lansing, MI	2,410.7	\$184	\$141	
St. Paul, MN	2,868.3	\$219	\$167	
Jackson, MS	1,650.0	\$126	\$96	
Jefferson City, MO	2,073.7	\$158	\$121	4. These unit costs, compiled from VA's historical historical cost database, are useful to obtain quick rough ideas of probable costs of potential construction alternatives.
Helena, MT	2,127.3	\$162	\$124	
Lincoln, NE	2,026.5	\$155	\$118	
Carson City, NE	2,426.5	\$185	\$142	
Concord, NH	2,337.0	\$178	\$136	
Trenton, NJ	3,057.6	\$233	\$179	
Santa Fe, NM	2,036.3	\$155	\$119	
Albany, NY	2,381.0	\$182	\$139	5. REMINDER: Each project is unique!!! This document is for strategic planning only.
Raleigh, NC	1,759.0	\$134	\$103	
Bismarck, ND	1,881.2	\$144	\$110	
Columbus, OH	2,366.8	\$181	\$138	
Oklahoma City, OK	1,946.4	\$149	\$114	6. All Program questions should be directed to: Dennis Hancher: (202) 565-5826 All Estimating questions should be directed to : Bob Smoot (202) 565-6400
Salem, OR	2,648.0	\$202	\$155	
Harrisburg, PA	2,258.6	\$172	\$132	
San Juan, PR	2,208.0	\$169	\$129	
Providence, RI	2,743.2	\$209	\$160	
Columbia, SC	1,674.3	\$128	\$98	
Pierre, SD	1,973.6	\$151	\$115	
Nashville, TE	1,869.6	\$143	\$109	
Austin, TX	1,774.3	\$135	\$104	
Salt Lake City, UT	2,058.8	\$157	\$120	
Montpelier, VT	2,251.9	\$172	\$132	
Richmond, VA	1,918.3	\$146	\$112	
Olympia, WA	2,652.8	\$202	\$155	
Madison, WI	2,473.5	\$189	\$144	
Charleston, WV	2,201.9	\$168	\$129	
Cheyenne, WY	1,935.1	\$148	\$113	

Note: Questions concerning these unit costs should be directed to Bob Smoot at (202) 565-6400